Box 8

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***188,195.00.

Affiant

Subscribed and sworn to before me this 14th day of December, 2007.

Notary Public

My Commission Expires: 4.30.09

Davidson County DEEDWARR
Recvd: 12/17/07 13:51 2 pgs
Fees:13.00 Taxes:696.32
20071217-0144637

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Zane Steele 1022 Burchwood Avenue Nashville, Tennessee 37216	Franklin American Mortgage Company 501 Corporate Center Drive #400 Franklin, Tennessee 37067	MAP 072-10-0 PARCEL 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Eight Thousand One Hundred Ninety Five and 00/100 Dollars ($***188,195.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Richard Espenant, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Zane Steele and wife, Christina Steele, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plan of Burchwood Place of record in Plat Book 547, page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and particular description of the property.

BEING the same property conveyed to Richard Espenant by deed dated April 10, 2002, from Bank of New York of record as Instrument No. 20020412-0045744 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1022 Burchwood Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the plan of Burchwood Place of record in Book 547, page 183, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of December, 2007.

Richard Espenant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Espenant, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2007.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY